

Owners

Amy Peterson and Kari Smith
506 4th Ave SE
Mapleton, MN 56065

Applicants

Amy and Carl Peterson
506 4th Ave SE
Mapleton, MN 56065

Request and location

Request to construct one total confinement swine nursery barn capable of holding 6,400 nursery pigs or 320 Animal Units. The site is located in the SW ¼ of the SE ¼ of Section 26, Ceresco Township.

Legal Description

The West Half of the Southeast Quarter of Section 26, Township 106, Range 29

Zoning

Agricultural

General Site Description and Project Proposal

The current parcel consists of 80 acres. The parcel consists of an abandoned farmstead which has had the house removed in the spring of 2012, there are outbuildings including a quonset and small sheds. If approved, the applicant intends to construct one total confinement swine barn capable of holding 6,400 nursery pigs or 320 animal units. Manure and wash water from power washing the pens will be stored in a reinforced concrete storage pit located beneath the barn. The applicant intends to utilize a nearby pig mortality composting structure to dispose of pig mortalities from this proposed site. The predominant use of the surrounding area is for agricultural purposes.

Land Use Plan

The Conditional Use is consistent with the goals and policies established in the Blue Earth County Land Use Plan.

Existing Land Use, ½ Mile

North: Crop land

South: Crop land, County Road #137

East: Crop land, the abandoned farmstead owned by the applicants

West: Crop land

Access Road

A new driveway off of County Road 137 will serve as access to and from the site.

MANURE MANAGEMENT – The applicant has submitted a manure management plan that meets MPCA requirements. Manure will be stored in a concrete manure storage pit located beneath the barn. The manure pit will be capable of storing in excess of 12 months of manure production from the barn and will include in excess of 1,000,000 gallons of storage, exceeding the requirements of the MPCA. Manure ownership will be transferred to other individuals and applied to agricultural fields by injection. When necessary, the manure may be surface applied.

NATURAL RESOURCES INFORMATION

Topography

The location of the proposed barn slopes gently to the west/southwest.

Predominate Soils

The Blue Earth County soil survey indicates the primary soil series is Madelia. The Madelia series consists of very deep, poorly drained soils that formed in calcareous silty lacustrine sediments on glacial lake plains and moraines. Slopes range from 0 to 2 percent.

Area Water Features

There are no rivers, streams, lakes, or ditches within 1,000 feet of the proposed barn.

Flood Plain

According to the 2011 preliminary FEMA flood maps the proposed facility is not located in a floodplain.

Tile Inlets

The applicant has indicated there are no open tile intakes within 1,000 feet of the proposed barn.

Depth to Bedrock

The depth, in feet, from the land surface to the bedrock surface is 151-200 as indicated in the Minnesota Geological Survey.

Township Review

Carl and Amy Peterson attended the Ceresco Township Board meeting on April 30th, 2012. After discussion by the board the proposed construction for a feedlot consisting 6,400 nursery pigs or 320 animal units was approved according to meeting minutes submitted by Tammy Sonnabend, Township Clerk.

Environmental Health Staff Comments

See attachment A-4.

Standards for Granting a Conditional Use Permit (Section 24-47 a-o of the Code of Ordinances) Staff believes the request will meet the following standards required for the granting of a conditional use permit:

1. That the proposed use conforms with the county land use plan.
2. The demonstrated need for the proposed use.
3. That the proposed use will not degrade the water quality of the county.

4. That the proposed use will not adversely increase the quantity of water runoff.
5. That soil conditions are adequate to accommodate the proposed use.
6. That the proposed use does not create a potential pollution hazard.
7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
9. That facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.
10. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
11. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.
12. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
- N/A13. That the density of proposed residential development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable zoning district.
- N/A14. That the intensity of proposed commercial or industrial development is not greater than the intensity of the surrounding uses or not greater than the intensity characteristic of the applicable zoning district.
15. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals and general welfare.

RECOMMENDATION

Staff recommends **approval** for Conditional Use Permit PC 25-12 to construct one total confinement swine barn creating a new feedlot of 6,400 nursery pigs (320 AU's) contingent upon the following conditions:

1. That the total confinement barn conforms to the site plan attached to this report PC 25-12.
2. That the feedlot be located on a single, legally described parcel consisting of a minimum of 10 contiguous acres. The parcel shall be a parcel of record, properly recorded in the Blue Earth County Land Records Office.
3. That the applicant must obtain a Blue Earth County Feedlot Permit before any animals are placed in the barn.
4. That the applicant obtains a Blue Earth County Construction Permit before building begins and within one (1) year from the date the County Board of Commissioners approves the Conditional Use Permit. The permit shall be rendered invalid if application for a Construction Permit is not made within this one (1) year period. Time extensions for Conditional Use Permits must be obtained from the County Board of Commissioners subsequent to a public hearing conducted by the Planning Commission.
5. If required by the Department of Natural Resources, the applicant shall obtain a DNR "Water Appropriations Permit" before any animals are placed in the barn.
6. That a perimeter footing drain tile be located at or below the bottom of the pit footings. The footing tile shall include one inspection pipe for each concrete pit. The native materials must be excavated and walls back filled with granular material (pit run gravel or equivalent). *Exceptions to this may only include specific design standards submitted by the design engineer of the manure storage structure.*
7. The application of manure shall comply with standards set forth by the MPCA and the county. The applicants manure management plan must be reviewed by the operator each year and updated each year and adjusted for any changes in the amount of manure production, manure nutrient test results and transfer of manure ownership. Records of manure transfer shall be maintained as required by the MPCA. Manure application setback standards for the fields on which the manure is applied shall be followed as required by the MPCA and the county.
8. That the disposal of dead animals be consistent with the Minnesota Board of Animal Health regulations, and when rendering is used as a mortality disposal the applicant shall provide an enclosed location for the pick-up.

10. That adequate measures be taken to minimize or control offensive odor, fumes, dust, noise, or vibrations so that none of these will constitute a nuisance.
11. That all manure storage structures must be designed by a registered engineer.
12. That the applicant will furnish the final construction report to Environmental Services verifying that the concrete manure storage structure was constructed per approved engineered design plan within 60 days of completion of any new or modified manure storage area. Said construction report shall be signed by the design engineer.
13. That the applicant complies with the storm-water control requirements established by the MPCA.
14. That all exposed earthen surfaces be seeded into grass or utilized as crop acreage.
15. If shower, restroom, culinary and/or laundry facilities are to be included with the proposal, that wastewater handling practices are designed and constructed according to state requirements.
16. That the applicant complies with the county Shoreland ordinance which requires a 50' vegetative buffer along the tributary stream located on the property.
17. That any old, unused wells associated with the abandoned farm site must be located and properly sealed.

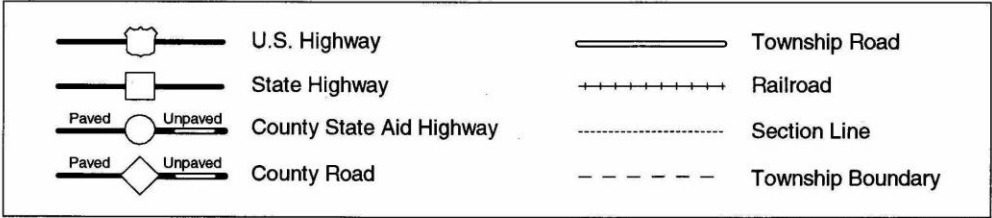
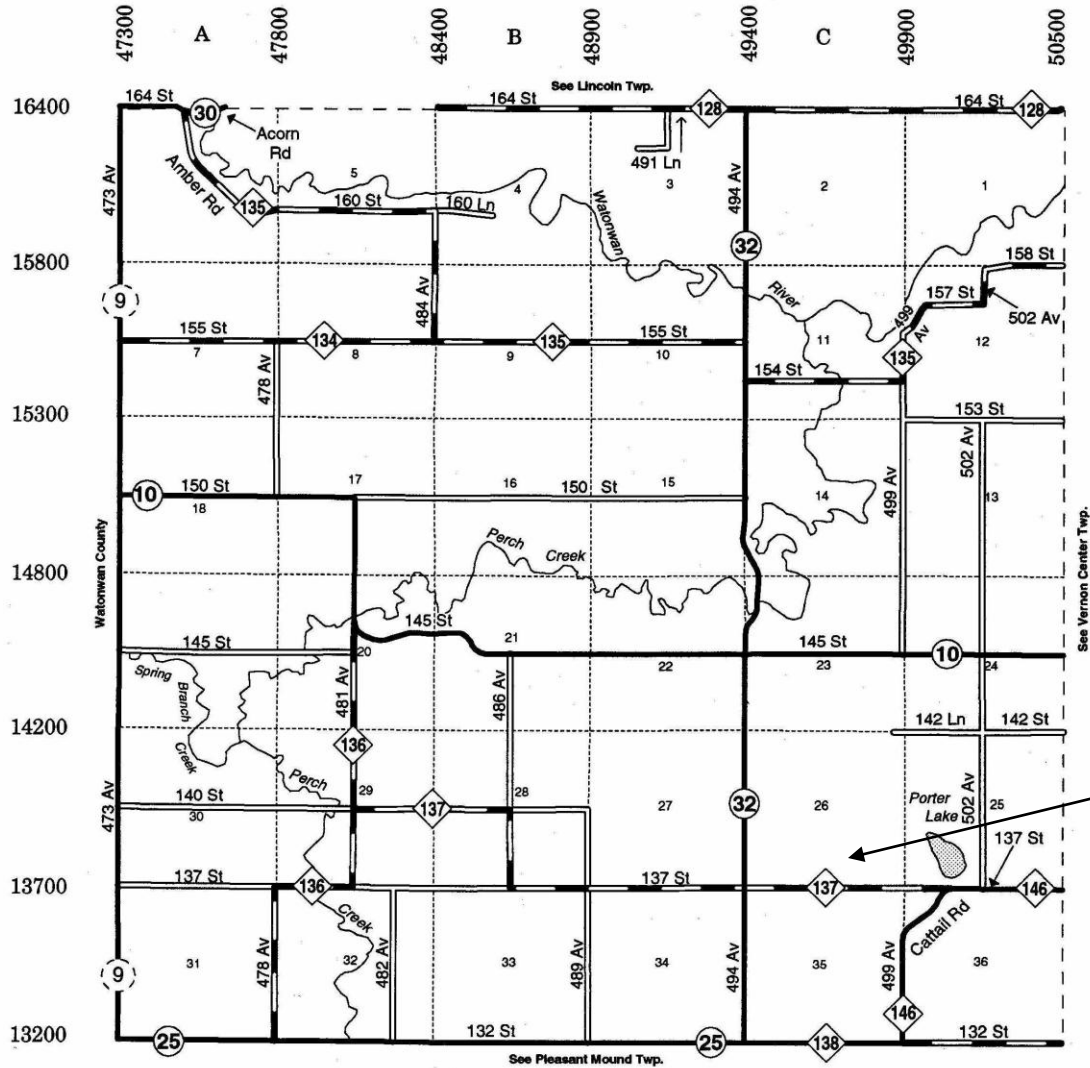
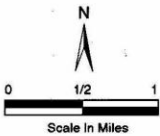
ATTACHMENTS

- A-1** General Location Map
- A-2** Site Plan A
- A-3** Site Plan B
- A-4** Environmental Health Comments
- A-5** Manure Application Setbacks
- A-6** Shoreland Buffer Map

Attachment A-1 General Location Map

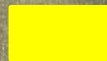
Ceresco

T 106 N - R 29 W



A-2 Site Plan

New Barn



New Well

137th St

137

April 2009 Aerial Photo

Disclaimer: This map was created using Blue Earth County's GIS and was created for specific internal County uses. It is intended to be used for reference purposes only and does not represent a land survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by Blue Earth County or its employees.

A-3 Site Plan



0 2,900 5,800 Feet



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A-4 Environmental Health Review

BLUE EARTH COUNTY ENVIRONMENTAL SERVICES

Government Center, 410 South Fifth Street
P.O. Box 3566, Mankato, Minnesota 56002-3566
Phone: (507) 304-4381 Fax: (507) 304-4431

Environmental Health Section - Planning Application Reviews

Date Printed:	June 28, 2012	Permit Number:	PL2012068
Property Owner:	PETERSON AMY B & SMITH KARI A	Applicant:	PETERSON CARL J & AMY B
Parcel Number:	R33.16.26.400.002	File ID:	PC 25-12

Application Description: Request for a conditional use permit to construct one total confinement swine nursery barn capable of holding 6,400 nursery pigs or 320 animal units. The property is zoned agricultural and is located in part of the SW 1/4 of the SE 1/4 of Section 26 Ceresco Twp.

Septic Review

Status: Complete - Comments Received

Comments: The former septic system for the old house is required to be legally abandoned as it is no longer in use and would need to be upgraded to become compliant. With the barn proposal, no sewage generation is currently proposed. If there are any bathroom, laundry, shower/sink waste, or any culinary activities, the sewage from these must go into a code compliant septic system designed for the use. The sewage waste is not allowed to be commingled with manure. potterness
06/27/2012 1:54 PM

Well Review

Status: Complete - Comments Received

Comments: The enclosed site plan indicates that the new proposed well will be located 150 to 180' to the east of the proposed barn. The new well must meet all applicable setback requirements. This proposed new confinement barn is located on a parcel which has an old abandoned building site. Any old, unused wells must be located and properly sealed as a condition of this project. grant
06/28/2012 8:13 AM

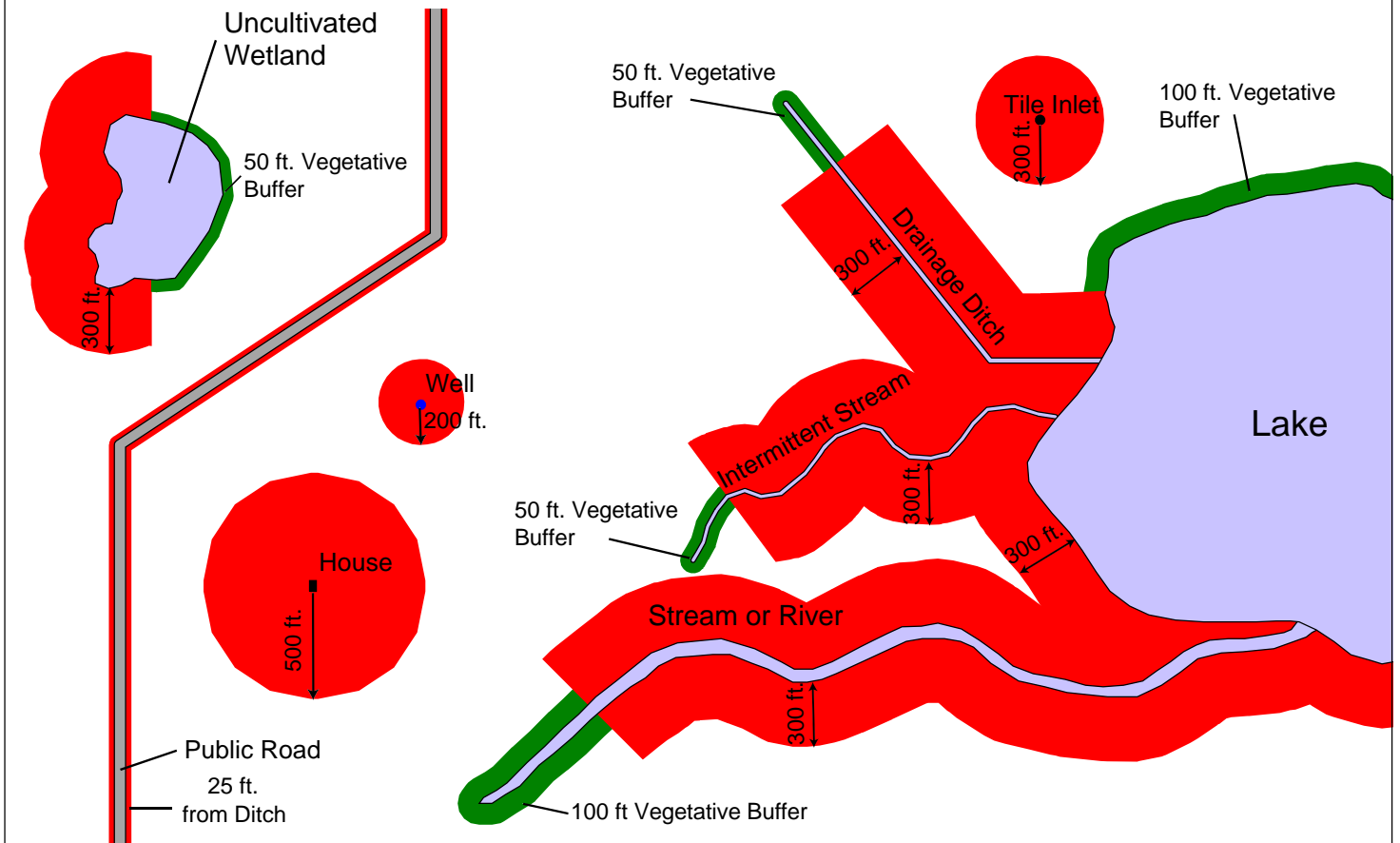
Wetland Review

Status: Complete - Comments Received

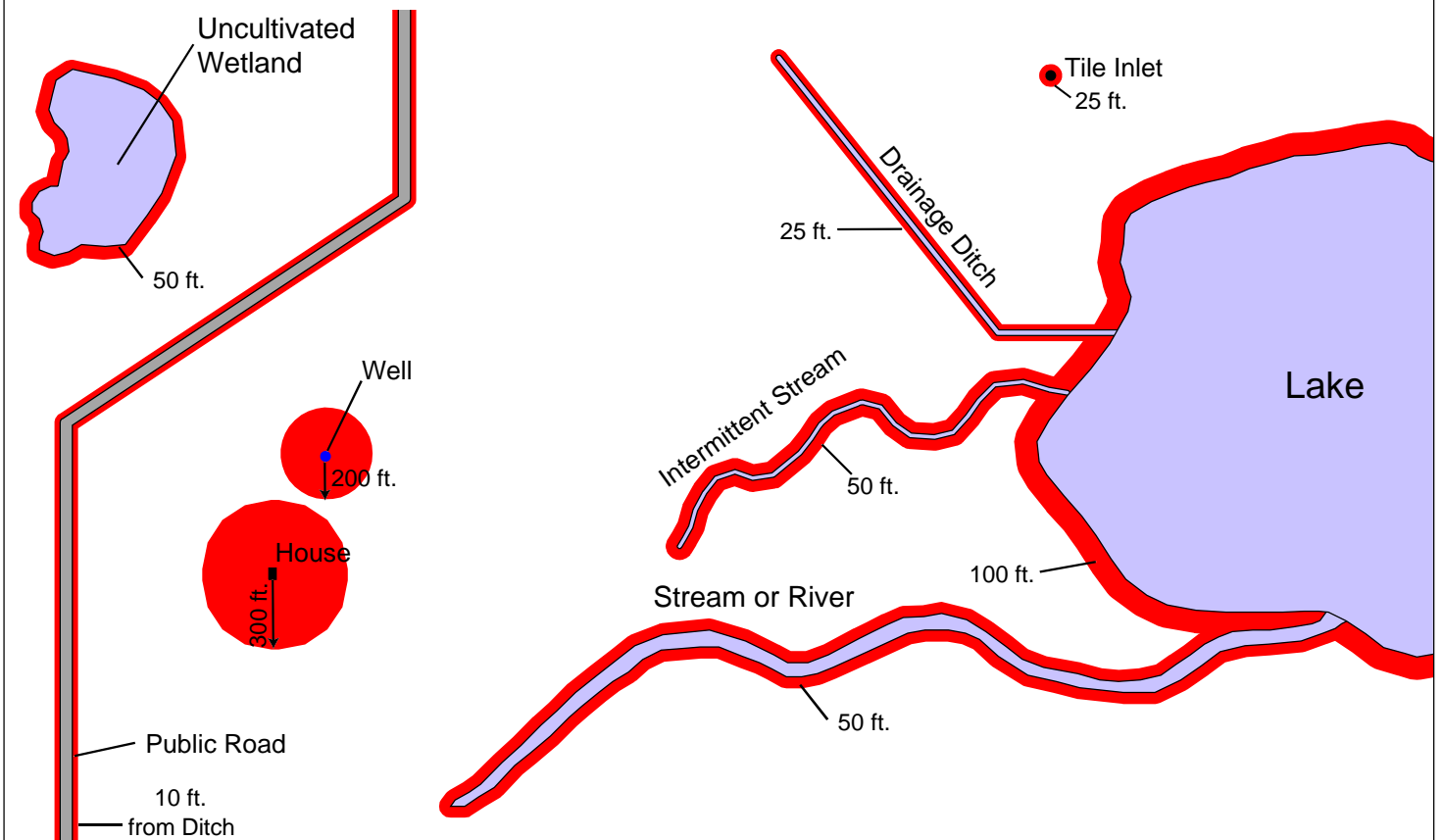
Comments: A review of the Blue Earth County soil survey indicates that the proposed new confinement barn will be located on soils for the Kingston silty clay loam soil series (197) and the Madelia silty clay loam soil series (136). The Kingston soils are not considered hydric while the Madelia soils are considered hydric. A review of the LiDar topography indicates that the east end of the barn will be located partially in a swale with hydric soils. A further review of aerial photos from some of the wetter years does not indicate the presence of any wetland located in the proposed area of construction. Based on this review the proposed project does not appear to negatively impact any known wetlands on this property. grant 06/28/2012 8:54 AM

Blue Earth County Manure Application Setbacks

Without Immediate Incorporation

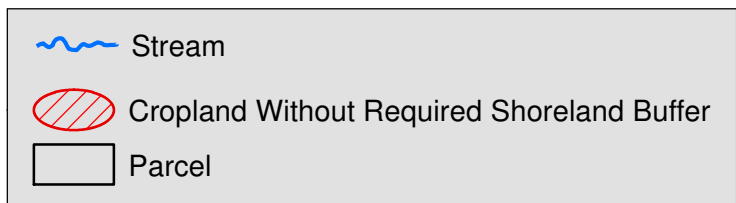
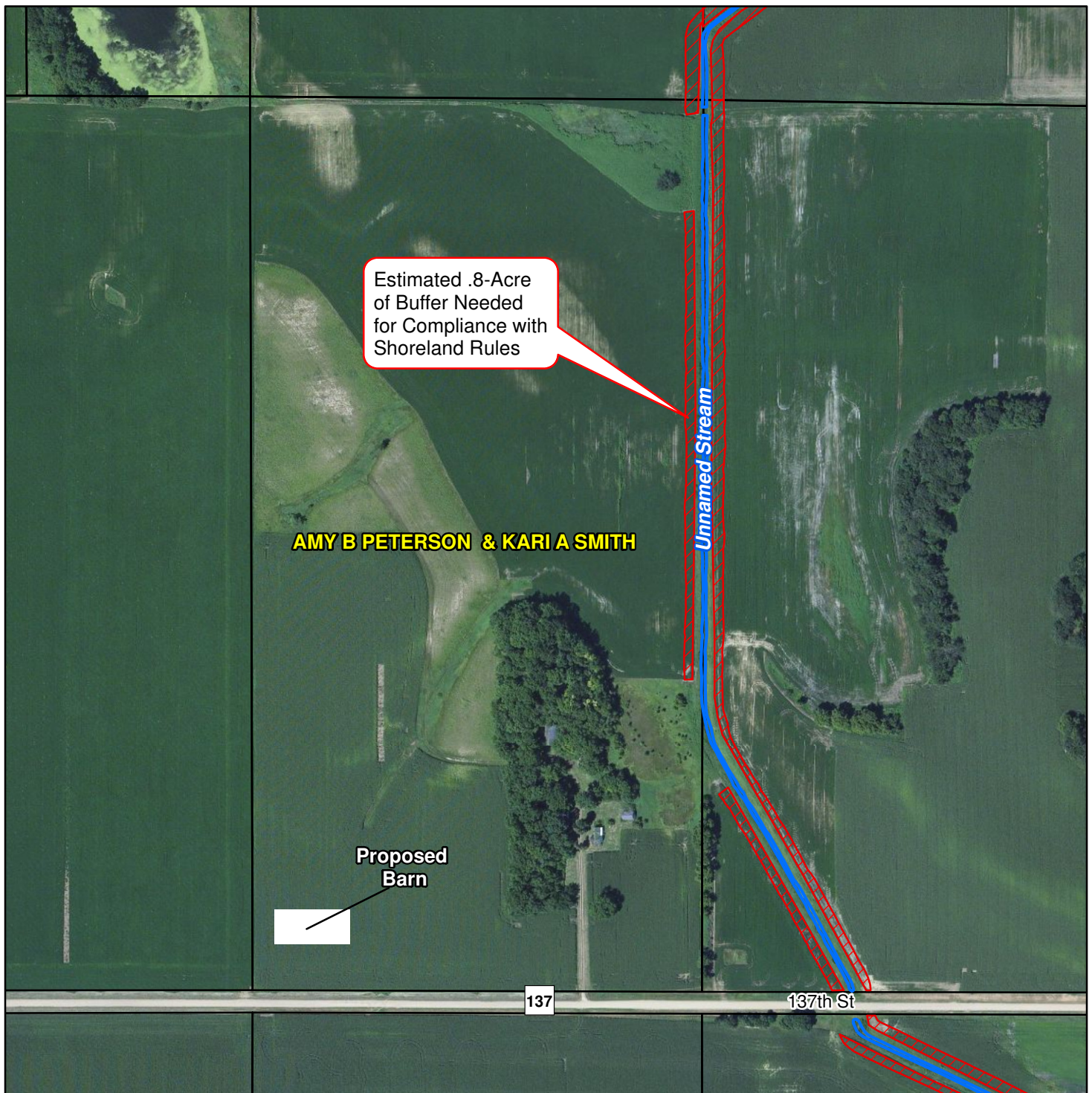


When Incorporated Within 24-Hours



Attachment A-6

Cropland Without Required Shoreland Buffer



Prepared By: Blue Earth County
Environmental Services
July 2012

Source: Aerial Photo 2011 Bing Maps